



East of 
ESTATE AGENTS

Marlborough Road
St Leonards £850,000

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Situated in the highly sought after Marlborough Road, in St Leonards, on a secluded plot, this is a beautifully presented bay fronted period townhouse, over three floors, with high ceilings throughout. It has six bedrooms, three bathrooms, three reception rooms, parking for several vehicles a garage and a level, lawned, secluded westerly facing back garden.

Semi Detached Period Townhouse

| In the Heart of St Leonards | 6 Bedrooms

| 3 Reception Rooms

| Kitchen/Diner/Breakfast room

| Utility Room & WC | Study | 3 Bathrooms

| Level Lawned Gardens

| Garage & Driveway for Several Cars



Reception Hall

Large period front door with opaque glass and window surround opens into the reception hall with beautiful wooden flooring, high ceiling corning, wall mounted coat hooks, built in dresser with patterned glass, inset drawers and cupboards. Commanding staircase with decorative balustrading rises to the first floor landing with storage cupboard under, wall mounted radiator and doors opening into the sitting room, drawing room, study and kitchen.

Sitting Room

A beautiful room with large, original, secondary glazed, square bay window overlooking the secluded rear garden with wooden floors, high ceilings, picture rails, bespoke fireplace with inset multi fuel burning stove and period style mantle, shelf and mirror surround. Alcove, hand crafted dresser built specifically to match the mantle surround. Shelving and cupboards. Two wall mounted radiators and internal door opening into the kitchen/dining room.

Kitchen/ Dining Room

A lovely gallery style kitchen, opens into a dining/breakfast room fitted with a range of base and eye level units and cupboard. Ceramic tiled floor, ceiling spot lighting. Built in double electric oven and ceramic 4 ring hob. Built in dishwasher, inset round bowl stainless steel sink and marble work tops over. Wooden double glazed window over looking the secluded rear garden. Space and plumbing for washing machine, built in fridge/freezer and large larder unit. Wall mounted period style radiator, loft access hatch and door into utility room.

Utility Room/ WC

Flagstone flooring, built in wooden units with cupboard, drawers and worktop over. Inset white ceramic Belfast sink with taps over. Further built in wooden cupboards, wall mounted shelving, low level WC, wall mounted radiator, ceiling spot lighting and raised UPVC double glazed window to rear over garden.

Breakfast/Dining Room

Glazed door opening into the secluded rear gardens. Wooden flooring, built in alcove storage cupboards and built in fireplace storage. Pendant lighting, wall mounted radiator, picture rails and internal doors to sitting room and reception hall.



Drawing Room

A beautiful light room with wooden flooring throughout, picture rails, central pendant light encompassed by a decorative ceiling rose, two wall mounted radiators, original bay window to front, fireplace with gas effect wood burning stove in original decorative mantle and mirror surround.

Study

A great room with wooden flooring, picture rails, built in library shelving and original window with secondary glazing to the front aspect.

Stairs Rise to the First Floor Landing

Carpeted stairs with a decorative balustrade, wall mounted radiator and half landing rise to the:-

First Floor Landing

Wooden flooring throughout, decorative wall panelling and doors to three bedrooms and two bathrooms.

Master Suite

A wonderfully light, carpeted room with grey walls, white picture rails and high ceiling corning. Original cast iron fireplace with tiled surround set in a white painted mantle. Built in cupboards with hanging rails and additional alcove space for wardrobe. Wall mounted radiator, large original bay window with secondary glazing overlooking the secluded rear garden with views towards Exeter City and Haldon Hills.

Ensuite Jack and Jill Bathroom

A large bathroom accessed from the master bedroom and first floor landing with ceramic tiled floor, corner shower cubicle with mains fitted shower, free standing bath, pedestal wash hand basin, low level WC, floor standing Victorian style towel rail, wall mounted radiator, original sash window to rear.

Bedroom Two

A large bedroom with original curved bay window to front. Stripped wooden flooring, original cast iron fireplace in painted white mantle surround, high ceiling corning, picture rails and two wall mounted radiators.

Bedroom Three

Stripped wooden flooring, built in alcove cupboards, picture rails and original window to front aspect.

Bathroom

Stripped wooden door with original decorative glass opens into the family bathroom fitted with a modern suite comprising of a ceramic tiled floor, wall mounted square wash hand basin, square style low level WC, square 'P' shaped bath with mains fitted shower and glass screen in a fully white brick effect tiled surround. Wall mounted, Victorian style, heated towel rail. Wall mounted radiator, ceiling spot lighting and two original sash windows with obscured decorative glass to side.

Carpeted stairs rise to the second floor landing with original decorative painted balustrading.

Second Floor Landing

An incredible light space with ceiling stained glass style window light. Stripped wood flooring, wall mounted radiator and doors leading to a shower room and 3 bedrooms.

Bedroom Four

Stripped wooden flooring, wall mounted radiator, wall panelling and picture rail, ceiling pendant and sash window to side. Some restricted headroom.

Bedroom Five

Stripped wooden flooring, wall mounted radiator, wall panelling and picture rail, ceiling pendant and sash window to side. Some restricted headroom.

Bedroom Six

Wooden flooring, built in shelving, wall mounted radiator, loft hatch access, ceiling pendant, window overlooking the second floor staircase and large double glazed velux to front aspect. Some restricted head room.

Shower Room

Ceramic tiled flooring, corner shower cubicle with mains fitted shower and glass doors in fully tiled surround, pedestal wash hand basin, low level WC, double glazed velux window to rear aspect, eaves storage cupboard and additional spacious cupboard housing pressurised hot water system and gas central heating boiler.

Garden

To the rear of the property are the secluded West facing gardens. Mainly laid to lawn with single decorative patio seating area, outside tap, log shed and driveway leading to:-

Garage/Workshop 4.88m x 3.41m

Timber built with up and over door to front, pedestrian door to side, power and lighting.

Parking

Driveway to the side of the property with parking for 7/8 cars.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.